

**CAMP
NATIONAL ALLIANCE OF
PRESERVATION
COMMISSIONS**

**TACOMA, WASHINGTON
MARCH 7, 2017**

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PRESERVATION PLANNING

Why Planning is important

Planning is the impetus behind the National Register of Historic Places:

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to *coordinate and support public and private efforts to identify, evaluate, and protect* our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

PRESERVATION PLANNING

Planning is an integral part of local and state government decision-making and is often required by state and/or local law, i.e., Growth Management or Smart Growth laws and comprehensive plans.

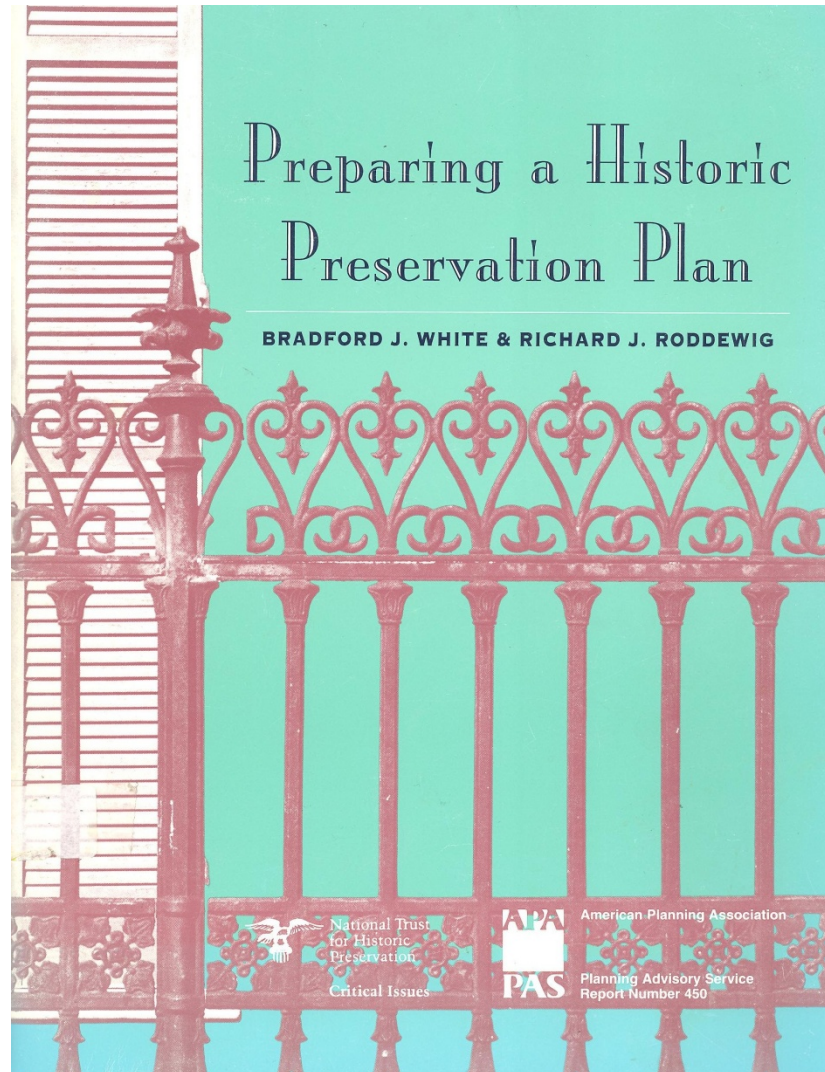
Depending on your jurisdiction, preservation may or may not be a “required” element of a comprehensive plan.

PRESERVATION PLANNING

ELEMENTS OF A PRESERVATION PLAN

- ◉ Statement of Goals
- ◉ Historic Character
- ◉ Past Preservation Efforts
- ◉ Survey & Inventory
- ◉ Legal Basis
- ◉ Coordination with Zoning, Land Use and Growth Management
- ◉ Public Sector Responsibilities
- ◉ Incentives
- ◉ Education
- ◉ Future Action

RESOURCES



GOALS

- Goals should be future-oriented
- Goals should be comprehensive
- Goals should be policy-oriented and able to be revised, if necessary
- Goals should be integrated with other disciplines

2. GOALS, POLICIES, PRIORITIES

2.1 Historic Preservation Plan Goals

GOAL 1: IDENTIFY, REGISTER, AND PROTECT HISTORIC BUILDINGS, PLACES, LANDSCAPES, AND TREES.

GOAL 2: ENCOURAGE BUILDING REHABILITATION AND HERITAGE PROJECTS DOWNTOWN AND IN NEIGHBORHOODS.

GOAL 3: INTEGRATE HISTORIC PRESERVATION INTO PUYALLUP'S GROWTH AND DEVELOPMENT STRATEGIES.

GOAL 4: CLARIFY AND STRENGTHEN DESIGN REVIEW AND HISTORIC PRESERVATION BOARD ROLE AND FUNCTIONS.

GOAL 5: PROMOTE BROAD AWARENESS AND APPRECIATION OF PUYALLUP'S HERITAGE.

HISTORIC CHARACTER

- ◉ Describe existing resources and history
- ◉ What is special about your community?
- ◉ Why preserve?

Why Preserve and Plan?

- Historic preservation supports taxpayer's investments. Allowing downtown and historic neighborhoods to decline wastes taxpayer's dollars because there is an already existing infrastructure in place.
- Historic preservation supports local residential and private business owners through state tax credits. The State of Missouri allows owners of historic properties tax credits towards the upkeep and maintenance of their historic buildings.
- Historic preservation encourages tourism. Historic resources are assets for attracting visitors and tourists. People flock to historic sites to share a recall of the familiar, communal recollection enhancing personal reminiscence.⁴ Preservation of the past enhances tourism.⁵

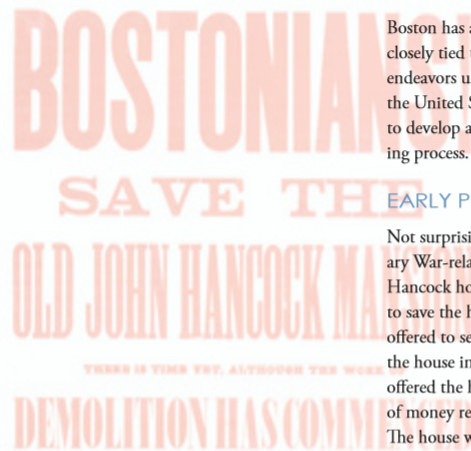


Interior view of the State Capitol rotunda.

PAST PRESERVATION EFFORTS

- ◉ What factors led to the adopting the preservation ordinance? Or not.
- ◉ Successful and unsuccessful preservation efforts

IV. PAST PRESERVATION EFFORTS



Boston has a long history of preservation efforts, successes, and failures, which is not surprising in a city whose image is so closely tied to its storied past. Preservation efforts in Boston began in the mid-19th century, and consisted largely of grassroots endeavors until the late 20th century when the Boston Landmarks Commission was established. As with many urban areas in the United States, the desire to retain the city's historic character and structures has often conflicted with a simultaneous desire to develop and evolve into a modern metropolis. Finding a workable balance between the two goals has been a long and ongoing process.

EARLY PRESERVATION EFFORTS IN BOSTON

Not surprisingly, early organized preservation efforts in Boston coalesced around immediate threats to Colonial and Revolutionary War-related landmarks. The first such effort occurred in the mid-19th century, when demolition was planned for the John Hancock house, located adjacent to the Massachusetts State House. Despite efforts by the Hancock family and the community to save the house, money and politics proved too daunting, and the house was demolished. The Hancock family originally offered to sell the house to the state in 1859, but the deal sat on hold for four years while legislators debated whether to make the house into the official governor's residence. Finally, the family sold the land, but offered the house as a donation to the city. The city was unable to raise the amount of money required to have the house moved, despite a number of private donations.¹ The house was torn down in 1863.

The next organized effort was more successful, saving the Old South Meetinghouse where several pre-Revolutionary meetings occurred, including the meeting during which the infamous Tea Party was planned. When the congregation purchased land in the trendy and newly-filled Back Bay in 1869 and sold the site of the original meetinghouse, members of the congregation mobilized to block the move. Soon, the fight spread into the community. Although the church was saved during the Great Fire of 1872, which stopped literally on the building's doorstep, church leaders sold the church a month before the nation's centennial.² This time, the preservationists galvanized the support of well-known Bostonians such as Henry Wadsworth Longfellow



John Hancock house in Boston. Library of Congress.

(top) Poster to save the John Hancock house. Historic New England online collections.

¹ Holleran, pg. 82-83.

² Ibid., pg. 85.



SURVEY & INVENTORY

- One of the most important elements of a plan
- National Register Bulletin No. 24:
<http://www.nps.gov/history/nr/publications/bulletins/pdfs/nrb24.pdf>
- Principles of survey & inventory
 - Planning and background research
 - Field survey (reconnaissance, windshield survey)
 - Organization and presentation of survey data
 - Inventory - data on properties identified as significant
 - Evaluation of inventory properties

SURVEY & INVENTORY, CONT'D

- ◉ Who conducts the survey
 - Professionals
 - Volunteers
- ◉ Involving the public
 - Letters or notice to potential property owners
 - Community meetings, newspapers or blogs
- ◉ Sharing results
 - Through the media
 - Publication or database
 - Integration with other City agencies

SURVEY & INVENTORY, CONT'D

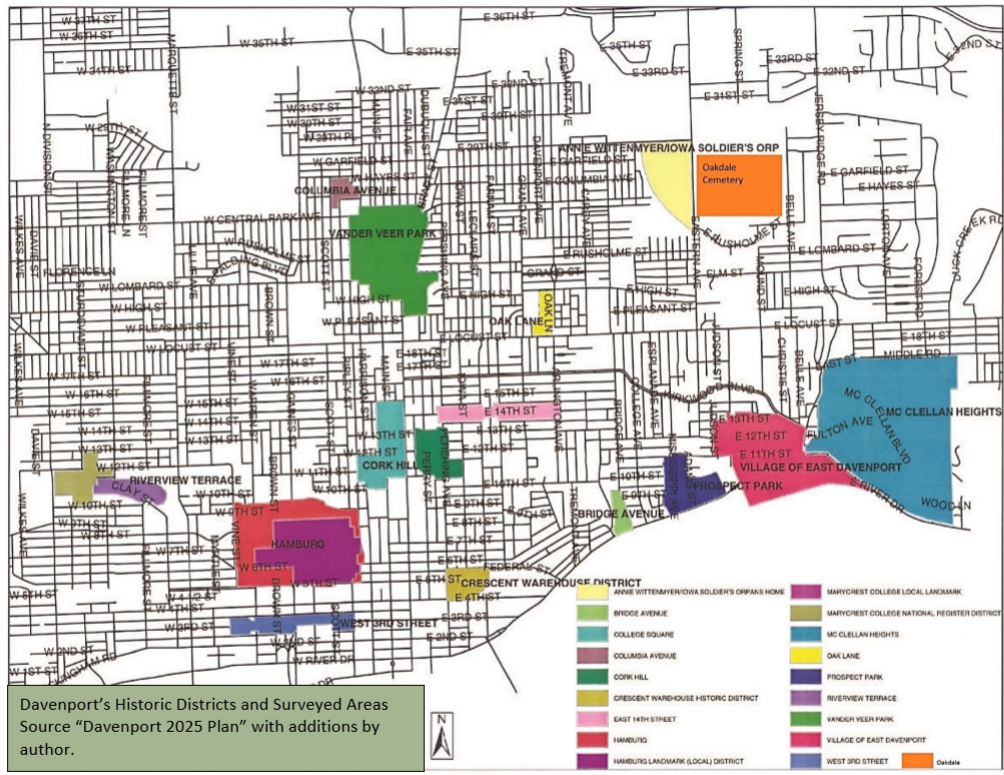
Outcomes

- ◉ Districts
- ◉ Individual Landmarks
- ◉ Endangered properties
- ◉ Styles and/or property types
- ◉ Local ordinance to identify, evaluate and protect historic resources

IDENTIFY

EVALUATE

PROTECT



Davenport's Historic Districts and Surveyed Areas
 Source "Davenport 2025 Plan" with additions by
 author.

Davenport's Historic Inventory

The city's registered historic buildings include those included in the city's Local Register, contributing structures in National and Local Register districts and National Register individually listed properties. The greatest number of these are located within the city's historic districts.

Getting an accurate count of the total number of buildings is, at best, a moving target since new ones are constantly being added and others being lost to fire or demolition. Davenport has about 1650 listed buildings inside and outside its seventeen historic districts:

Iowa Soldiers' Orphans' Home (Annie Wittenmyer) Historic District. This Civil War campus along Eastern Avenue was repurposed as a home for orphans of Civil War veterans, remaining in operation as an orphanage and then a home for troubled youth until 1975.²³

Bridge Avenue Historic District. The houses along the avenue are diverse examples of mid- 19th century domestic architecture built along the hill rising from what was once a commercial and industrial district below.²⁴

College Square Historic District. Running along primary transportation corridors, this district combines both residential and institutional elements. Churches and Central High School are joined by significant single and multifamily homes built by important Davenport architects.

LEGAL BASIS

- ◉ State Enabling Legislation
- ◉ Existing Ordinances
- ◉ Relationship to Comprehensive Plan -
required or optional?

COORDINATION WITH ZONING, LAND USE AND GROWTH MANAGEMENT

- ◉ Relationship to environmental policies
- ◉ Relationship to other comprehensive plan goals and opportunity to integrate preservation
- ◉ Relationship to zoning and role of preservation commission
 - Variances
 - Special Exceptions

PUBLIC SECTOR RESPONSIBILITIES

- ◉ City (or County) owned properties
- ◉ Public Improvements
- ◉ Transportation
- ◉ Housing
- ◉ Economic Development - Tourism

HISTORIC PRESERVATION PLAN

GOALS AND POLICIES

The following goals and policies relate to the municipal regulations section.

G-2: Integrate historic preservation into Yakima's planning and development strategies

- Policy 4: Identify historic preservation as a city-wide priority
- Policy 5: Identify historic preservation issues early in the permitting process
- Policy 6: Utilize code enforcement activities to protect historic properties and neighborhoods
- Policy 7: Encourage the mutual reinforcement of sustainability and preservation

G-4: Encourage building rehabilitation and heritage projects in downtown Yakima

- Policy 11: Stimulate downtown rehabilitation activity
- Policy 12: Enhance historic downtown amenities

G-5: Protect the historic character of Yakima's older neighborhoods

- Policy 13: Strengthen historic neighborhoods

INCENTIVES AND FUND SOURCES

- ◉ State income tax credits
- ◉ Local property tax programs
- ◉ Zoning and building code incentives
- ◉ Community Development Block Grant funding
- ◉ Section 106 Mitigation funds
- ◉ Private funding - foundations, non-profits
- ◉ State and local appropriations



industrial buildings. It holds taxes at pre-improvement levels for various periods of time based on the schedule the applicant selects.

Urban Homestead Program

This income-restricted program offers prospective homeowners low-cost thirty-year mortgages with no down payment and no closing costs on older homes rehabilitated by the city or new construction homes built by the city. A limited number are available each year. Most of these residences are within the city's heritage neighborhoods.



Extreme Makeover, Urban Homestead Edition

718 Ripley moved from its original location to 8th Street, March 2011. City staff worked with Gold Coast neighbors to find a more sustainable solution for a poorly located home. The building was rehabbed and sold through the city's Urban Homestead program.

Author Photos

Funding Sources

Tax incentives and a limited number of grants can assist in rehabilitation of heritage properties. Financial incentives targeting rehabilitation in Davenport's heritage neighborhoods and historic districts are available at the federal, state and local levels.

City Programs

Urban Revitalization Tax Exemption (URTE)

Many of the city's heritage neighborhoods are located in low to moderate income census tracks. The URTE program can offset property tax increases that come with improvements to residential, commercial and

Housing Rehabilitation Program

This income-restricted program offers low interest (0-3%) loans to qualifying homeowners. These loans may include a grant option of up to 10%. The program is available for homes within the Davenport city limits.

Federal Programs

Federal Rehabilitation Tax Credits

20% Rehabilitation Tax Credit: Since 1986, federal historic tax credits have been available for substantial rehab of income-producing historic buildings. The program is overseen by the National Park Service. All applications are reviewed by state historic preservation offices to assure compliance. The credit returns 20% of rehabilitation expenses in the form of a tax credit against federal taxes owed. The credit may be spread over a number of years, syndicated or transferred to others.

10% Rehabilitation Tax Credit

The 10% credit is for rehabilitation of non-historic buildings originally put into service prior to 1936. These buildings must be income-producing and cannot be used for residential purposes.

Davenport NOW

Davenport NOW offers a rebate on a portion of property taxes for new construction or substantial rehabilitation of any type of existing property within the city limits.

EDUCATION AND OUTREACH

- ◉ Preservation Week
- ◉ Walking tours, workshops and lectures
- ◉ Community newsletters and blogs
- ◉ Award Ceremonies
- ◉ Plaque programs
- ◉ School programs
- ◉ Visitors and Convention Bureau
- ◉ Realtors and Chambers of Commerce

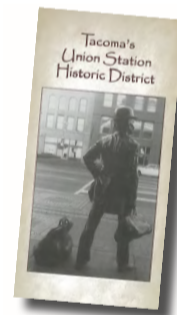
EDUCATION

Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Well-written design guidelines that provide useful information can also serve an educational role.

Education and outreach efforts also help ensure that the importance of historic preservation is well understood within the community. They may also help property owners better understand the range of flexibility that is available to adaptive reuse of historic properties.

The City of Tacoma's culture web site at www.tacomaculture.org is a key tool for providing educational information. A number of other groups and organizations, such as Historic Tacoma, also provide education and outreach programs that help broaden awareness of history and preservation in the city.



Brochures and pamphlets help raise awareness of Tacoma's historic resources.

AGENDA FOR THE FUTURE

- ◉ Have a plan with a timetable, action items, partners and budget
- ◉ Set specific and achievable goals

ACTION PLAN

GOALS	OBJECTIVES	ACTIONS	PARTICIPANTS
I. Protect and maintain unique and authentic resources that define the historic character of San Ygnacio	1. Appoint a county historical commission (CHC)	a. Identify and recruit members to serve b. Appoint members	Zapata County Commissioners (ZCC)
	2. Survey and inventory historic properties	a. Contact UTSA and Texas A&M for guidance b. Recruit and train community volunteers c. Update Myers 2008 report	CHC UTSA Texas A&M Volunteers
	3. Adopt design and signage standards for the historic district	a. Contact THC Community Heritage Development Division for guidance b. Appoint a committee to draft standards c. Review and adopt standards	CHC THC ZCC
	4. Draft and adopt a local preservation ordinance	a. Contact THC Architecture Division for guidance b. New historical commission makes recommendations c. Commissioners Court adopts ordinance	CHC THC ZCC
	5. Create incentives for rehabilitation	a. Contact THC Architecture Division for guidance b. Appoint a committee to study resources	CHC THC
	6. Promote resources for restoring historic properties or building in or near the historic district	a. Contact historic preservation programs at UTSA and Texas A&M b. Develop promotional materials	CHC UTSA Texas A&M
II. Support economic initiatives that complement historic preservation efforts	1. Enhance tourism by developing self-guided tours of historic structures/sites	a. Coordinate with Zapata County Museum of History (ZCMH) and local schools b. Develop heritage tourism educational materials	CHC ZCMH ZISD
	2. Cross promote heritage tourism with recreational activities such as birding, visiting nature preserves, fishing, and water sports	a. Contact Zapata County Economic Development Corporation b. Contact Zapata County Chamber of Commerce	CHC ZEDC Chamber of Commerce